

PROPOSED RESOLUTION NO. 2025-R-06

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; APPROVING A PLAT NOTE AMENDMENT (DELEGATION REQUEST) TO THE WATERMEN PINES PLAT FOR THE APPROXIMATE 1.88-ACRE PARCEL GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND WEST OF SW 186 AVENUE; AUTHORIZING THE CITY MANAGER OR CITY MANAGER'S DESIGNEE TO TAKE ANY ACTION NECESSARY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 2, 2015, the City Commission of the City of Pembroke Pines approved a motion to authorize the proper City officials to write a letter of no objection for a delegation request for the Watermen Pines Plat (the "Plat") wherein Parcel A of the Plat would be split into six (6) individual parcels; and

WHEREAS, Doral Bells LLC (the "Applicant") owns that certain property located within and wholly comprising Parcel A-3 of the Watermen Pines Plat, generally located on South of Pines Boulevard and West of SW 186 Avenue, as more specifically described in **Exhibit "A"** attached hereto (the "Property"); and

WHEREAS, the Applicant is proposing to develop a collector car condo building on the Property that will measure approximately 57,000 square feet; and

WHEREAS, the filed plat note amendment seeks to modify the restrictions on Parcel A-3 to eliminate the present office use restriction and allow 57,000 square feet of storage/warehouse use; and

WHEREAS, Broward County requires City approval for any amendment to the plat note; and

WHEREAS, the existing plat note for the subject Property currently states:

Parcel A-1 and A-6 (see attached legal description) are restricted to 68,500 square feet of commercial use; Parcel A-2 and Parcel A-4 (see attached legal description) are restricted to 117,000

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square feet of self-storage/mini-warehouse use; Parcel A-3 (see attached legal description) is restricted to 26,800 square feet of office use; and Parcel A-5 (see attached legal description) is restricted to a private road. Commercial/retail uses are not permitted within the office use and no free standing or drive-thru bank facilities are permitted on this plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

WHEREAS, the City Commission approves and requests that Broward County approves the following proposed plat note language:

Parcel A-1 and A-6 are restricted to 68,500 square feet of commercial use; Parcel A-2 and Parcel A-4 are restricted to 117,000 square feet of self-storage/mini-warehouse use; Parcel A-3 is restricted to 57,000 square feet of storage/warehouse use; and Parcel A-5 is restricted to a private road. Commercial/retail uses are not permitted within the office use and no free standing or drive-thru bank facilities are permitted on this plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

WHEREAS, the City's professional staff has reviewed the proposed plat note amendment and has no objection to the same,

WHEREAS, the City Commission of the City of Pembroke Pines finds the proposed Plat Note Amendment request to be in the best interests of the citizens and residents of the City of Pembroke Pines.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits referenced herein and attached hereto are hereby incorporated herein.

Section 2. The City Commission of the City of Pembroke Pines, Florida, hereby approves the Plat Note Amendment for the Watermen Pines Plat for the

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approximate 1.88-Acre property located within and wholly comprising Parcel A-3 of the Watermen Pines Plat, generally located on South of Pines Boulevard and West of SW 186 Avenue, as more specifically described in **Exhibit “A”**, amending the plat note to state:

Parcel A-1 and A-6 are restricted to 68,500 square feet of commercial use; Parcel A-2 and Parcel A-4 are restricted to 117,000 square feet of self-storage/mini-warehouse use; Parcel A-3 is restricted to 57,000 square feet of storage/warehouse use; and Parcel A-5 is restricted to a private road. Commercial/retail uses are not permitted within the office use and no free standing or drive-thru bank facilities are permitted on this plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Section 3. The City Manager and City Administration are hereby authorized to take any and all action necessary to implement the intent of this Resolution.

Section 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. This Resolution shall become effective immediately upon its passage and adoption.

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PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, THIS ____ DAY OF _____, 2025.

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CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

By: _____
MAYOR ANGELO CASTILLO

DEBRA ROGERS, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

CASTILLO _____

GOOD _____

HERNANDEZ _____

SCHWARTZ _____

RODRIGUEZ _____